



REQUIREMENTS FOR STATE LICENSED FACILITIES WITH MORE THAN SIX AMBULATORY CLIENTS R-4 OCCUPANCY

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There are requirements set forth by California Code of Regulations (CCR), 2016 California Fire Code (CFC), 2016 California Residential Code (CRC) and 2016 California Building Code (CBC). The above referenced sections from the California Building Code (CBC) are defined as follows:

R-4 – Buildings, structures, or portions thereof for more than *six ambulatory clients*, but not more than 16 persons, excluding staff, who reside on a 24 hour basis in a supervised residential environment and receive custodial care. The persons receiving care are capable of self-preservation.

The City of Riverside Fire Department will approve your license only when these requirements have been met.

Construction:

- A. Group R-4 occupancies where non-ambulatory clients are housed above the first story and there is more than 3,000 square feet of floor area above the first story or housing more than 16 clients above the first story shall be constructed of not less than 1-hour fire-resistance-rated construction throughout. (CBC, Section 435.3.3)
- B. Group R-4 occupancies housing non-ambulatory elderly clients (60 years of age or more) shall be of not less than 1-hour fire-resistive-rated construction throughout. (CBC, Section 435.3.4)
- C. Group R-4 occupancies licensed as a Residential Care Facility (RCF) with individual floor areas over 6,000 square feet per floor, shall be provided with smoke barriers, constructed in accordance with the CBC, Section 709. (CBC, Section 435.5.1)

Fire Sprinkler Systems

- A. Group R-4 occupancies. A National Fire Protection Association (NFPA 13R) automatic sprinkler system shall be installed. (CBC, Section 435.7.1)

Smoke Alarms and Carbon Monoxide Alarms

- A. Group R-4 occupancies single- or multiple-station smoke alarms shall be installed and maintained regardless of occupant load at all of the following locations:
 - 1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
 - 2. In each room used for sleeping purposes.
 - 3. In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level. (CFC, Section 907.2.11.2, CBC, Section 435.7.3)
- B. Group R-4 occupancies where more than one smoke alarm is required to be installed within an individual dwelling unit the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed. (CBC, Section 907.2.11.5)
- C. Group R-4 occupancies housing hearing impaired persons in protective social care facilities shall be provided with notification appliances in accordance with NFPA 72 and which shall activate upon initiation of the fire alarm system or the smoke alarms. (CBC, Section 907.5.2.3.4)
- D. All Group R occupancies shall be provided with carbon monoxide alarms when the dwelling unit contains a fuel-fired appliance or fireplace. The dwelling unit has an attached garage with an opening that communicates with the dwelling unit. (CRC, Section R315.2 to R315.5)
- E. Carbon Monoxide Alarms shall be listed in accordance with UL 2034. Combination carbon monoxide and smoke alarms shall be listed in accordance with UL 2034 and UL 217. (CRC, Section R315.1.1)

See CRC, Section R315 for all exceptions

Fire Alarm System

- A. Fire alarm systems and smoke alarms shall be installed in Group R-4 occupancies as required in Sections 907.2.10.1 through 907.2.10.3. (CBC, Section 907.2.10) See code section for all exceptions.
 - B. An automatic smoke detection system that activates the occupant notification system in accordance with section 907.5 shall be installed in corridors, waiting area open to corridors and habitable spaces other than sleeping units and kitchens. (CFC, Section 907.2.10.2)
- See code sections for all exceptions**

Exits, Doors and Corridors

- A. Group R-4 occupancies shall have a minimum of two exits. (CBC, Section 435.8.2.1)
- B. Egress through adjoining dwelling units shall not be permitted. (CBC, Sections 435.8.3.1)
- C. Means of egress shall not pass through more than one intervening room. A means of egress shall not pass through kitchens, storerooms, closets, garages or spaces used for similar purposes. Except kitchens that do not form separate rooms by construction. (CBC, Section 435.8.3.4)
- D. The minimum width of each door opening shall be 32 inch clear width. (CBC, Section 1008.1.1) The door may be required to be greater in width to accommodate the passage of a wheel chair, portable bed or any other items/equipment used for assistance for a client.
- E. Unless specified by Section 435.8.4, corridors serving R-4 occupancies shall comply with Section 1020.1. (CBC, Section 435.8.4)
- F. Section 1020.1, Table 1020.1 corridor fire-resistive rating for Group R-4 occupancy with greater than 10 occupants shall be one hour with a fire sprinkler system. (CBC, Table 1020.1)
- G. The minimum clear width of a corridor shall be as follows:
 - 1. Group R-4 occupancies shall have 44 inches on floors housing clients. (CBC, Section 435.8.4.2, CBC, Table 1020.2)

Fences and gates

- 1. Grounds of a residential care for the elderly serving Alzheimer's clients may be fenced and gates therein equipped with locks, provided safe dispersal area are located not less than 50 feet from the building. Dispersal areas shall be sized to provide an area of not less than 3 square feet per occupant. (CBC, Section 435.8.8)

Some helpful definitions:

Residential Care Facility for the Elderly (elderly client) – Persons 60 years or over. (CBC, Sections 202 & 310)

Dwelling – A building that contains one or two dwelling units used, intended or designed to be used, rented, leased, let or hired out to be occupied for living purposes. (CBC, Section 202)

Dwelling Unit – A single unit providing complete, independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking and sanitation. (CBC, Section 202)

Protective Social Care – Is the housing and care of any age when such person is referred to or placed within such home or facility for care and supervision services by any governmental agency. (CBC, Section 202)

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